Albany Road

CARDIFF, CF24 3RY

BY AUCTION £275,000

Hern & Crabtree



Albany Road

Bidding opens Monday 9th November 2026 at Midday and closes Wednesday 11th November 2026 from Midday. - Call South Wales Auction House, Newport to view!

No Chain. Great Investment. Potential Rental Income: £2,500pcm or 8% Gross Yield. A handsome semi-detached house in the heart of Roath, currently configured as two self-contained two-bedroom flats under one freehold. The property has been previously rented out as two separate accommodations, offering an excellent opportunity for an investor or a buyer seeking a flexible living arrangement.

In the heart of Roath, Cardiff, this mid-terrace house offers a rare blend of versatility and character. Set along a sought-after street known for its Victorian architecture, the property has been thoughtfully refreshed throughout and is currently split into two self-contained flats, each radiating light and warmth. Original features such as coved ceilings, bay windows, and decorative fireplaces provide timeless charm, complemented by practical modern fittings in the kitchens and bathrooms.

Roath is celebrated for its vibrant community, with boutique shops, cafes, and restaurants lining Albany Road, just moments from this home. The nearby Roath Park offers a 130-acre green oasis with a boating lake, botanical gardens, and recreational facilities, perfect for leisurely weekends. Excellent local schools, including Marlborough Primary and Roath Park Primary, cater to families, while Cardiff city centre is within easy reach for employment and cultural pursuits. Excellent transport links via local bus routes and Cardiff Central station ensure swift connections across the city and beyond.

The property presents both a unique investment opportunity and the potential for multigenerational living, combining comfort, flexibility, and a location celebrated for its charm and convenience.











Approx 1595.00 sq ft

Council Tax Band: C

Ground Floor Flat

Entrance & Hallway
Accessed via a wooden door with obscure glass panels, the flat opens into a shared hallway with original tiled flooring and a data rail. Through a fire door with an obscure glass panel, the hallway features wooden floors, coved ceilings, a dado rail, radiator, and a cupboard beneath the stairs providing practical storage.

Bedroom One
Situated at the front, this bedroom features double-glazed bay windows, coved ceilings, a radiator, and a non-functional open fireplace.

Living Room
With two side-facing double-glazed windows, the living area benefits from coved ceilings, a radiator, and a decorative open fireplace.

Kitchen
The kitchen is equipped with wall and base units, laminate work surfaces, a tiled splashback, an integrated four-ring gas hob, gas oven and grill, stainless steel sink and drainer. There is space and plumbing for a washing machine, dishwasher, tumble dryer, fridge, and freezer. Two skylights and a side-facing PVC door with a double-glass panel flood the space with natural light. The combi boiler is also located here.

Bedroom Two
At the rear of the flat, this bedroom features dual bay windows, coved ceilings, and a radiator.

Bathroom
With a bath, integrated shower, toilet, sink, heated towel rail, and double-glazed obscure windows, the bathroom is tiled to waist height and finished with a laminate floor.

Outside Space
The rear paved yard is enclosed with wooden fencing and a brick wall. There is a pathway providing front access and a bike storage locker. The raised front paved area leads down six steps to the pavement and includes an off-street parking space.

First Floor Flat

Entrance & Hallway
Accessed via the shared hallway, the first-floor flat opens into its own hallway featuring tiled flooring, coved ceilings, a radiator, and a dado rail.

Bedroom One
Front-facing with a double-glazed bay window, coved ceilings, and a radiator.

Bedroom Two
Rear-facing with double-glazed windows, coved ceilings, a radiator, and a built-in cupboard housing the combi boiler.

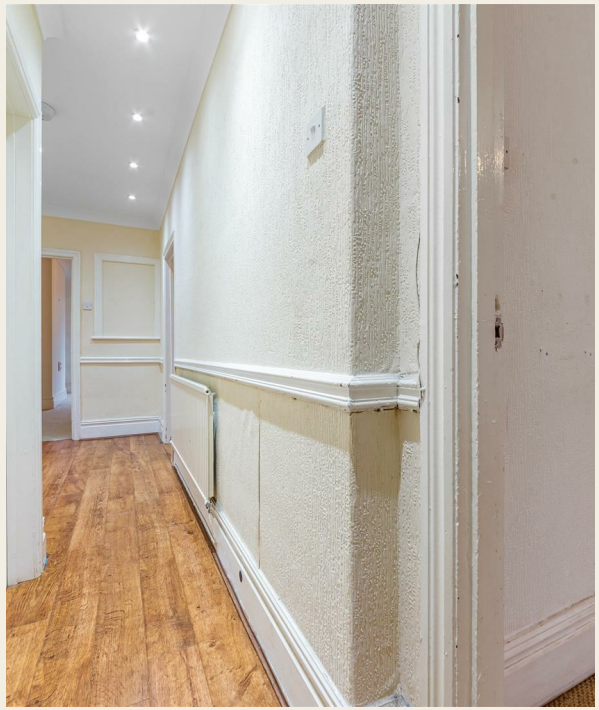
Bathroom
Includes a bath with integrated shower, sink, toilet, radiator, coved ceilings, and tiling to waist height with laminate flooring. Windows are secure and double-glazed

Living Room
Front-facing with double-glazed bay windows, coved ceilings, a radiator, and a decorative fireplace with a wooden surround.

Kitchen
Fitted with wall and base units, laminate work surfaces, stainless steel sink and drainer, integrated four-ring gas hob, electric oven, radiator, coved ceilings, laminate flooring, and space for a washing machine and fridge/freezer.

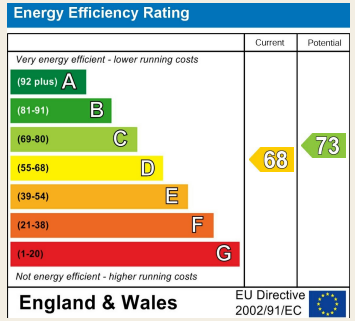
Outside Space
This flat does not have designated outdoor space or off-street parking.

Disclaimer
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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